

## OFFICE SPACE FOR SUBLEASE



### 100 Tempo Avenue | Toronto, ON

Located just west of Victoria Park Avenue and south of Steeles Avenue East

100 Tempo Avenue has excellent access, is seconds away from Highway 404/DVP and Highway 401. Increasing the draw to the project are the numerous surrounding amenities including TTC and York Region Transit access.

Office space: several offices with glass windows, meeting rooms, kitchenette, and open area.

- Excellent access to the Highway 404/DVP and Highway 401
- Free surface parking
- Excellent access to transit
- Close proximity to restaurants

Sublease Start Date:		April 1, 2011
Sublease End Date:		March 31, 2013
Available Space Square Feet		5928
Basic Rent per Sq. Ft-YR1		11.25
Basic Rent per Sq. Ft-YR2		12.00
Additional Rent per Sq. Ft		11.62
Total Rent-YR1		135,573.36
Total Rent-YR2		140,019.36
<b>Total Rent for the TERM</b>		<b>275,592.72</b>
Deposit for the last two months of the TERM		23,336.56
HST on the deposit		3,033.75
<b>Total Deposit Required</b>		<b>26,370.31</b>